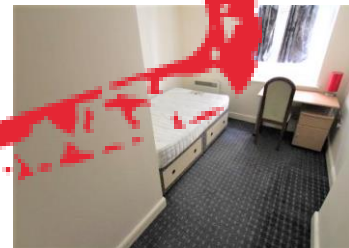
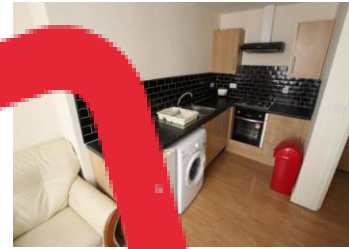




**Flat 1, George House, Upper Millergate  
Bradford, BD1 4SX**



FOR SALE BY SHARPE AUCTIONS, AUCTION TO BE HELD ON TUESDAY 10th DECEMBER 2019 AT 6PM AT THE MIDLAND HOTEL, BRADFORD, BD1 4HU. City centre apartment with a tenancy in place making this an ideal buy to let property achieving a yield of 16% based on the guide price. This one bedroom first floor apartment has a tenancy in place until July 2020 paying £350pcm / £4200 per annum. Accessed via an intercom entry system the apartment comprises: entrance hall, open plan lounge and kitchen, bedroom and white three piece suite. Electric heating and double glazing.

**BRADFORD CITY CENTRE APARTMENT    ONE BEDROOM FIRST FLOOR**

**IDEAL BUY TO LET**

**TENANCY IN PLACE UNTIL JULY 2020**

**16% YIELD BASED ON GUIDE PRICE**

**£350 PCM / £4200 PER ANNUM**

**Lot 13 - Auction Guide Price £25,000**

# Flat 1, George House, Upper Millergate Bradford, BD1 1SX

**Auction Guide Price £25,000**

## Entrance Hall

A communal door leads to the staircase rising to the first floor landing. Intercom access.

## Lounge / Kitchen 12' 8" x 10' 6" (3.87m x 3.20m)

Open plan lounge and kitchen with a modern range of wall and base units, wood effect flooring and a double glazed window. Wall mounted electric heater.

## Hallway

Storage cupboard housing the water tank.

## Bedroom One 11' 7" x 9' 9" (3.52m x 2.96m)

L shaped room narrowing to 11' 7" x 7' 10" (3.52m x 2.4m). Double glazed window and wall mounted electric heater.

## Bathroom 8' 1" x 5' 8" (2.46m x 1.72m)

A white three piece suite including: bath with shower over, W.C and a wash hand basin. Extractor fan and electric towel heater/

## Tenure

Leasehold

## Brochure Prepared

23.09.2019

## Solicitor

Eatons  
REF: Yasser Shafi

## Disbursements

Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

**Guide Price:** An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

**Reserve Price:** The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.